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# Sunny Southern Alberta

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Rich, Fertile Prairie

Mild Winters

Good Markets

Abundant Crops

## 100,000 Acres

### For Sale in the Famous Claresholm District

We have large tracts and small tracts, land  
improved and unimproved; farms that  
will pay dividends of 50 to 75  
per cent. at present price  
of land.

Write us for price list.

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## The Golden West Land Co.

CLARESHOLM, ALBERTA

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# Income



Why not get your income out of land?

How is this for an investment?

This estimate is based on current prices, as any farmer in this district will advise you. The crop is taken from the Government Report for Southern Alberta. These figures are conservative.

## INCOME.

35 bushels at 75c .....\$26.25

## COST PER ACRE.

Breaking .....	\$3.00
Discing (3 times) .....	1.20
Harrowing .....	.20
Seeding .....	.50
Seed .....	.75
Cutting and Stooking .....	1.00
Threshing, 8c per bushel.....	2.80
Hauling to market, 2c.....	.70
	<hr/> 10.15

Gain to the farmer.....\$16.10

As the plowing and cultivation will be necessarily easier the second year the returns will be larger.

How many farmers can get a return of \$16.10 on land the market value of which is from \$12 to \$20 unimproved?



**No Safer Investment than Fall Wheat  
Lands**

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# **Alberta Red Winter**



The heaviest grain produced by any country.

The finest milling qualities.

The wheat that took the premium at Portland over all competing fall wheat countries in the world.

A beautiful, uniformly-colored wheat.

An excellent flour maker.

A hard red wheat.

A sure winterer and strong grower.

Perfect clear golden straw. No rust.

A tight wheat in the husk. Does not shell.

An immense yielder, 50 bushels to acre.

No drought need be feared with this wheat.

Ripens before any chance of frost.

A sure harvester.

A sure money maker.

Claresholm shipped one million and a half bushels of wheat in 1908-09.



**Why be satisfied with a Small Percentage  
on Your Money?**

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# Facts

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We can send you samples of winter wheat that test, Government tester, 67 lbs. to bushel. Alberta Red Winter that tests 66½ lbs. to bushel. Oats will frequently test 40 to 50 lbs. and over to the bushel.

This is a country in which fall wheat will yield 30 to 50 bush., oats 50 to 100 bush., spring wheat 25 to 40 bush., barley 50 to 65 bush. We can show you the men that have had this success. It is not uncommon. The average fall wheat yield of Southern Alberta has been greater by 8.20 bushels to the acre than the average yield of Iowa, Kansas and Nebraska.

The average spring wheat yield in the Territories has been greater by 7.26 bushels per acre than the average yield of the Dakotas, Iowa, Kansas, Minnesota and Nebraska.

Out of the 16 wheat producing districts of the Northwest Territories of Canada the district of Southern Alberta, according to Government returns, leads in the average yield of wheat.

These figures cover a period of from 1 to 6 years.

Fall wheat has been grown on a small scale in Southern Alberta ever since 1882 without a failure.

The Government records as early as 1903 contain this statement: "It is now beyond question that Southern Alberta has proved itself well adapted for the cultivation of fall wheat."

We have farmers who can show you how this land cleared them as high as \$35 the first crop.

The Government experts on grain for U. S. declared the market value of our winter wheat to be No. 1.

## The Greatest of Small-Grain Countries

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# Claresholm

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Claresholm is a busy town of 1,300 people, gathered from Dakota, Minnesota, Oregon, Washington, Idaho, Iowa, Illinois, Indiana,—in fact, every part of the United States and Canada.

The Claresholm district is noted for its good farming. More land is under cultivation here than in any similar district in the Province.

Twenty steam plow outfits were operating in this vicinity last year.

Our district is situated in the geographical centre of Southern Alberta.

More No. 1 wheat was shipped from Claresholm district in the season of 1906-7-8 than any other district in Alberta.

The grain that took the prize at Portland came from near Claresholm.

We are only ten miles east of the foot-hills of the Rockies. Stretching north, south east and west, but especially east, is the finest belt of fall wheat prairie in Canada.

Claresholm has two banks, four churches, school, newspaper, four lumber yards, three elevators, etc.. all the facilities to handle farm produce and build up the political, social and moral status of a prosperous town.

In our town and district, tomatoes, corn, cucumbers, squash, etc., were ripened without difficulty last year in the open gardens.

## We Lead the World in Wheat

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# Why

## we have such results

Cool nights in summer with long days give us **HARD WHEAT**.

1. **CLIMATE**.—We have a mild winter climate.

Our springs are wet and backward, most of our **moisture** coming then. This gives the grain a good stand for hot weather.

Our falls are fine and threshing is successfully carried on all winter if need be.

2. **SOIL**.—Alluvial loam, dark and warm. This varies in depth from 2 to 5 feet. Underneath that is a sub-soil consisting of a rich clay loam. Our soil has stood cropping for **twenty** years successively without a failure. This is a fact. **Clover**, **timothy** and **alfalfa** are successful. With these to fall back on, the farmer need have no fear about the lasting qualities of the soil.

# Remember

That this country has been the finest stock country in the world. It still retains the nutritious grass and mild winters. But wheat is now king.

That for mixed farming there is no better country.

That there is no brush to clear, no roots to pull.

That good water can be secured from 15 to 100 feet.

That the land is rich, even prairie.

That the roads are always good, with no dusty ruts or bogs.

That the scenic value of the country is enhanced by the rugged Rockies to the West.

That tree-planting is going to make this country a veritable garden.

That our close proximity to the Pacific air currents insures us mild winters.

That when the market opens up in the Orient our nearness to British Columbia will give us the best market in the world.

## It does not pay to rent when you can buy

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# MAP OF CLARESHOLM DISTRICT,

ISSUED BY

THE GOLDEN WEST LAND CO., CLARESHOLM, Alta.

SCALE 6 MILES TO INCH.

